

082.0

0008

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

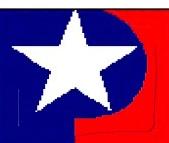
773,200 / 773,200

USE VALUE:

773,200 / 773,200

ASSESSED:

773,200 / 773,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
81		FOREST ST, ARLINGTON

**OWNERSHIP**

Owner 1:	YEE JENNIFER CHUN MING	Unit #:	
Owner 2:	DUCHON ERIC NICHOLAS		
Owner 3:			

Street 1: 81 FOREST STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

**PREVIOUS OWNER**

Owner 1:	TSATUROV SUSANNA -
Owner 2:	ISRAELIAN ALEKSEI -

Street 1: 81 FOREST STREET

Twn/City: ARLINGTON

St/Prov: MA	Cntry: U	
Postal: 02474		

**NARRATIVE DESCRIPTION**

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1979, having primarily Clapboard Exterior and 1540 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrooms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	5									420,000						420,000	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description							User Acct
							51641
							GIS Ref
							GIS Ref
							Insp Date
							09/22/16

1 of 1

Residential

ARLINGTON

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773,200 / 773,200

USE VALUE:

773,200 / 773,200

ASSESSED:

773,200 / 773,200

**PREVIOUS ASSESSMENT**

Parcel ID 082.0-0008-0004.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	353,200	0	6,000.	420,000	773,200	773,200 Year End Roll
2019	101	FV	269,600	0	6,000.	426,000	695,600	695,600 Year End Roll
2018	101	FV	269,600	0	6,000.	318,000	587,600	587,600 Year End Roll
2017	101	FV	228,900	0	6,000.	288,000	516,900	516,900 Year End Roll
2016	101	FV	228,900	0	6,000.	276,000	504,900	504,900 Year End
2015	101	FV	224,800	0	6,000.	234,000	458,800	458,800 Year End Roll
2014	101	FV	224,800	0	6,000.	222,000	446,800	446,800 Year End Roll
2013	101	FV	224,800	0	6,000.	211,200	436,000	436,000

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TSATUROV SUSANN	68399-179		11/14/2016		700,000	No	No		
STACHEL ROBERT	41493-50		11/25/2003		358,000	No	No		
NORMILE PATRICK	27533-462		7/31/1997		217,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/22/2016	Measured	DGM	D Mann
12/18/2008	Meas/Inspect	294	PATRIOT
3/15/2007	MLS	HC	Helen Chinal
1/18/2000	Mailer Sent		
1/18/2000	Measured	277	PATRIOT
8/10/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>								
Type: 05 - Garrison	Sty Ht: 2 - 2 Story	(Liv) Units: 1 Total: 1	Full Bath: 1 Rating: Good	A Bath: Rating:	3/4 Bath: Rating:												
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	A 3QBth: Rating:	1/2 Bath: 1 Rating: Good	A HBth: Rating:												
Sec Wall: %	OthrFix: Rating:																
Roof Struct: 1 - Gable	<b>OTHER FEATURES</b>		Kits: 1 Rating: Very Good	A Kits: Rating:	Fpl: 1 Rating: Average												
Roof Cover: 1 - Asphalt Shgl			WSFlue: Rating:														
Color: BROWN																	
View / Desir:																	
<b>GENERAL INFORMATION</b>																	
Grade: C - Average																	
Year Blt: 1979	Eff Yr Blt:		Location:														
Alt LUC:	Alt %:		Total Units:														
Jurisdict: G18	Fact: .		Floor:														
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
<b>INTERIOR INFORMATION</b>																	
Avg Ht/FL: STD			Phys Cond: GV - Good-VG	8.5 %													
Prim Int Wall: 2 - Plaster			Functional:														
Sec Int Wall: %			Economic:														
Partition: T - Typical			Special:														
Prim Floors: 3 - Hardwood			Override:														
Sec Floors: %			Total: 8.5 %														
Bsmnt Flr: 12 - Concrete			<b>CALC SUMMARY</b>			<b>COMPARABLE SALES</b>											
Subfloor:			Basic \$ / SQ: 135.00			Rate			Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:			Size Adj.: 1.35000002														
Electric: 3 - Typical			Const Adj.: 0.99989998														
Insulation: 2 - Typical			Adj \$ / SQ: 182.232														
Int vs Ext: S			Other Features: 86500														
Heat Fuel: 2 - Gas			Grade Factor: 1.00														
Heat Type: 3 - Forced H/W			NBHD Inf: 1.00000000														
# Heat Sys: 1			NBHD Mod:														
% Heated: 100	% AC:		LUC Factor: 1.00														
Solar HW: NO	Central Vac:	NO	Adj Total: 386001							Juris. Factor: 1.00	Before Depr: 182.23						
% Com Wall	% Sprinkled:		Depreciation: 32810							Special Features: 0	Val/Su Net: 163.22						
			Depreciated Total: 353191							Final Total: 353200	Val/Su SzAd: 257.43						
<b>MOBILE HOME</b>						Make:			Model:			Serial #:			Year:		
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b>			082.0-0008-0004.0		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
1	Metal Shed	D	Y		18X9	A	AV	1988	0.00	T	24.8	101					
More: N						Total Yard Items:			Total Special Features:			Total:					